

EXHIBIT “5”

SELLER'S STATEMENT

Date: July 1, 2020

GFNo: 200959-COM

Sale From: Montoya Park Place Inc., a Texas corporation
 810 N Kansas St
 El Paso, TX 79902

To: IDEA Public Schools, a Texas non-profit corporation
 2115 W. Pike
 Weslaco, TX 78596

Property: J.L. JOHANNSEN SURVEY NO. 185, ABST 2789 TR 3 (12.1644 AC), El Paso County, TX
 5980 Johannsen Rd
 El Paso, TX 79932

Sales Price	\$1,950,000.00
Reimbursements/Credits	

Total Reimbursements/Credits	\$0.00
Gross Amount Due to Seller	\$1,950,000.00

Less: Charges and Deductions

Commissions	\$97,500.00
Selling Agent Commission to Dan Olivas & Associates	\$97,500.00
Title Insurance to Weststar Title, LLC	\$9,689.00
Simultaneous w/MP to Weststar Title, L.L.C.	\$9,689.00
Title Company Fees	\$352.90
Escrow Fee to Weststar Title, LLC	\$300.00
Tax Certificate Fee to Data Trace	\$50.90
State of Texas GARC Fee to Weststar Title fbo TTIGA	\$2.00
City property taxes	From 1/1/2020 thru 7/1/2020
Seller reimbursement to the buyer for survey costs	\$8,162.70
	\$5,000.00

Total Charges and Deductions	\$120,704.60
Net Amount Due to Seller	\$1,829,295.40

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Seller understands the Closing or Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. The lender involved may be furnished a copy of this statement.

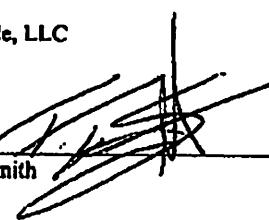
Seller understands that tax and insurance prorations and reserves were based on figures for the preceding year or supplied by others or estimates for the current year, and in the event of any change for current year, all necessary adjustments must be made between Purchaser and Seller direct.

The undersigned hereby authorizes WestStar Title, LLC to make expenditure and disbursements as shown above and approves same for payment. The undersigned also acknowledges receipt of Loan Funds, if applicable, in the amount shown above and a receipt of a copy of this Statement.

WestStar Title, LLC

By

Travis Smith



Montoya Park Place Inc,
a Texas corporation

By:

Albert Flores, Shareholder, Director

By:

Keyvan Pera, Shareholder, Director

